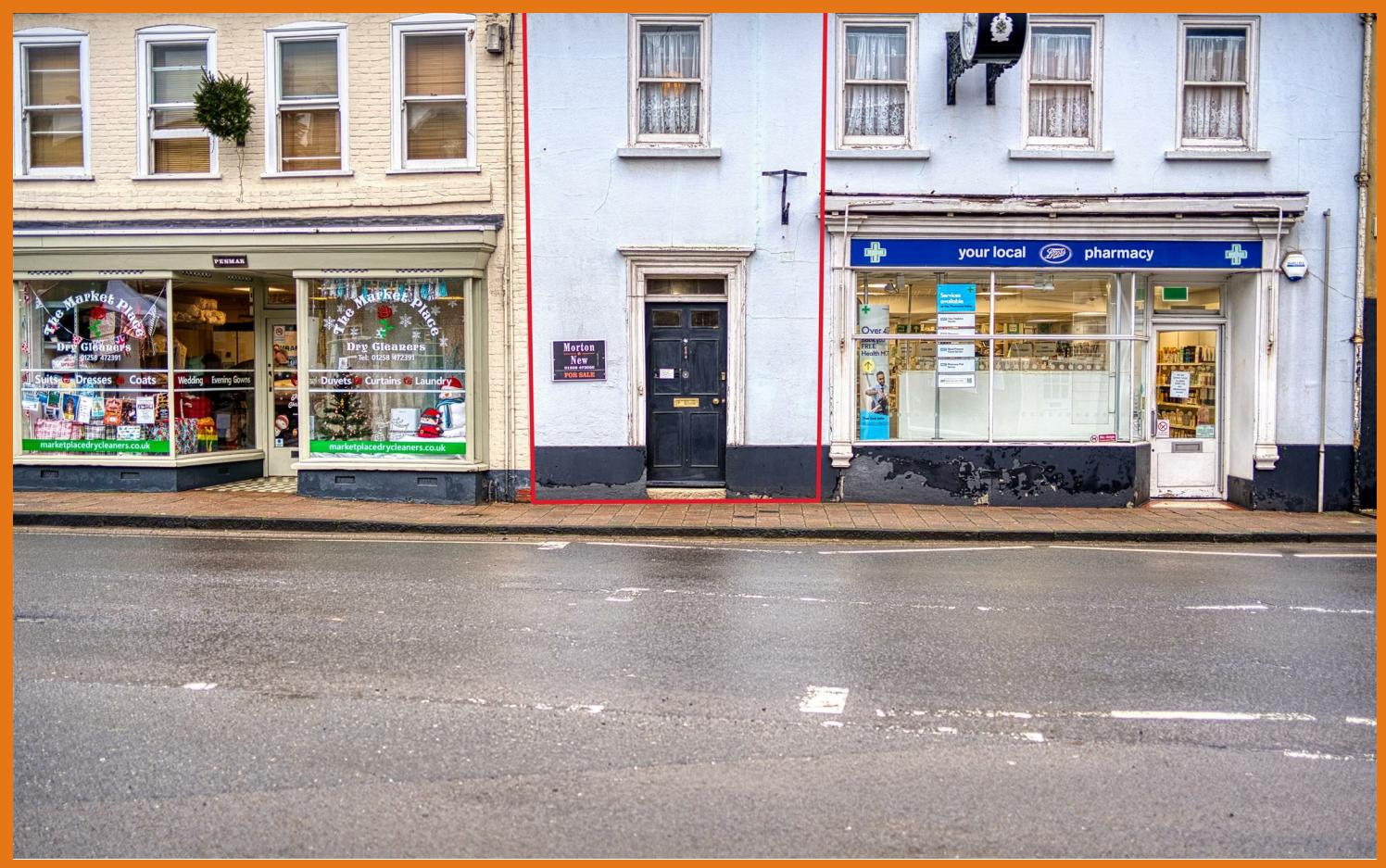
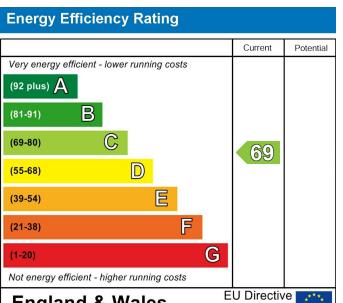


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

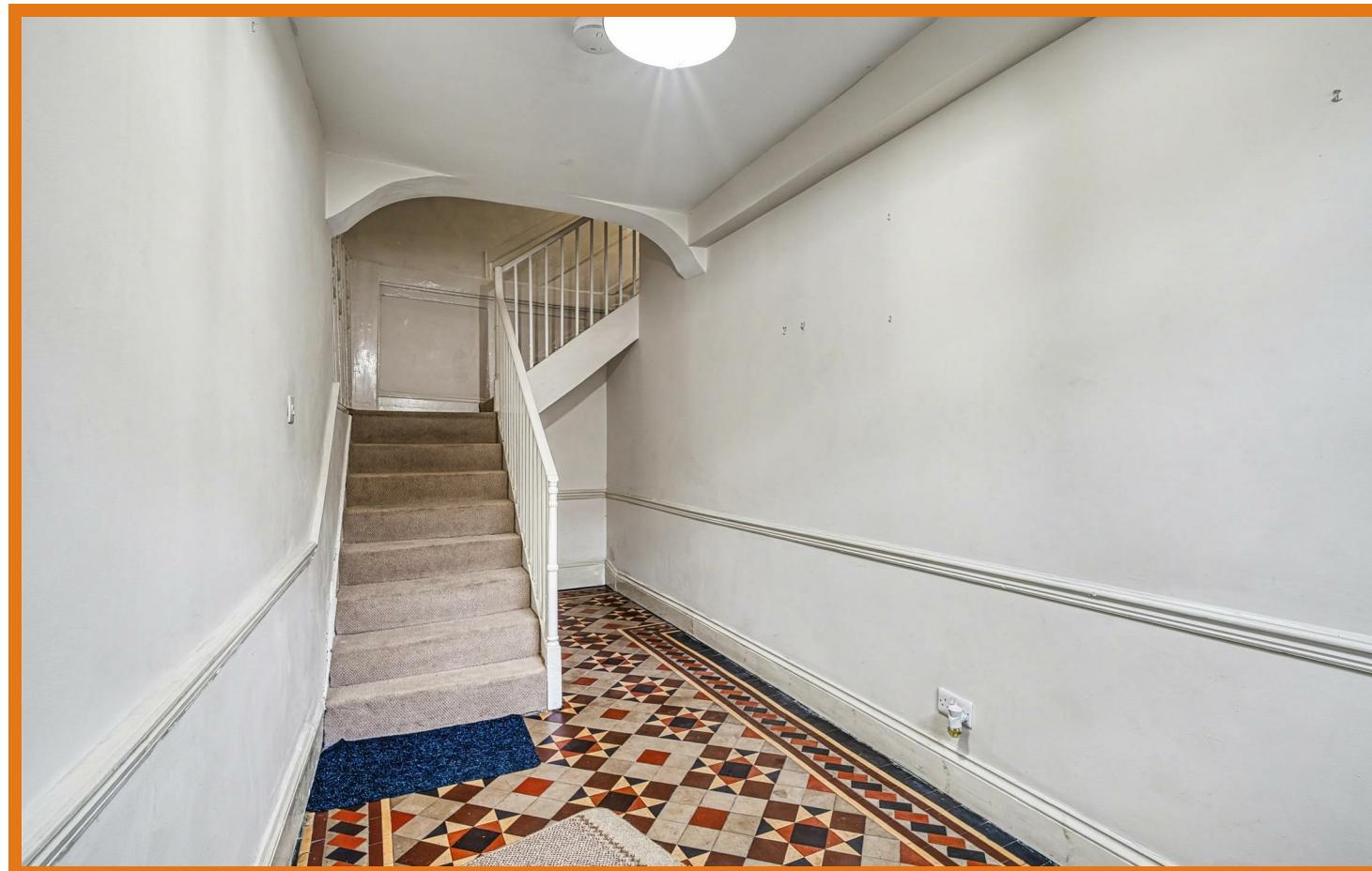


Market Place
Sturminster Newton

Guide Price
£170,000

A charming Grade II listed first-floor flat set in the heart of Sturminster Newton, offering well-balanced accommodation and the rare advantage of a private garden in such a central location. Positioned directly within the Market Place, the property provides exceptionally easy access to shops, cafés, riverside walks and all everyday amenities, making it an ideal choice for those seeking convenience without compromising on comfort or character. The flat has been lightly updated by the current owners during their two years of residence and now presents as a bright, spacious home with good ceiling heights, generous room proportions and a calm, settled feel throughout. With two bedrooms, a comfortable sitting room, a separate kitchen and a bathroom, it offers an excellent layout for first-time buyers, downsizers or anyone looking for a practical town base close to facilities.

Despite its central setting, the flat feels pleasantly tucked away, with its own entrance at street level leading up to a traditional hallway and well-arranged accommodation. The rooms enjoy good natural light, enhanced by the tall sash-style wooden windows and neutral décor. A further advantage is the private garden, a rare and valuable feature in the town centre, providing a peaceful outside space that can be enjoyed throughout the warmer months. With gas central heating, mains services and an EPC rating of C, the property is easy to maintain and efficient to run. Offered for sale with no onward chain and a long lease with approximately 977 years remaining, this is a lovely opportunity to secure a comfortable and conveniently located home in one of the town's most accessible positions.



Inside

An external door opens to a private staircase rising to the first floor landing, giving the flat a sense of independence from the street level entrance. The sitting room is a generous and welcoming space, enjoying good natural light from the tall front facing window. The traditional fireplace creates a focal point and the proportions allow for versatile furniture arrangements.

The kitchen, positioned to the side, is fitted with timber effect worktops and a range of units providing useful storage. A sash window brings in soft natural light, and the room offers space for everyday cooking and meal preparation. The flat features two bedrooms, both with good ceiling height and wooden framed windows. The main bedroom is a comfortable double, while the second bedroom offers flexibility as a guest room, study or dressing room. The bathroom includes a white suite with bath,

WC and wash basin, and benefits from a window for ventilation and natural light.

Throughout the flat, the tall ceilings and traditional internal doors give a sense of character that sits comfortably alongside the practical layout.

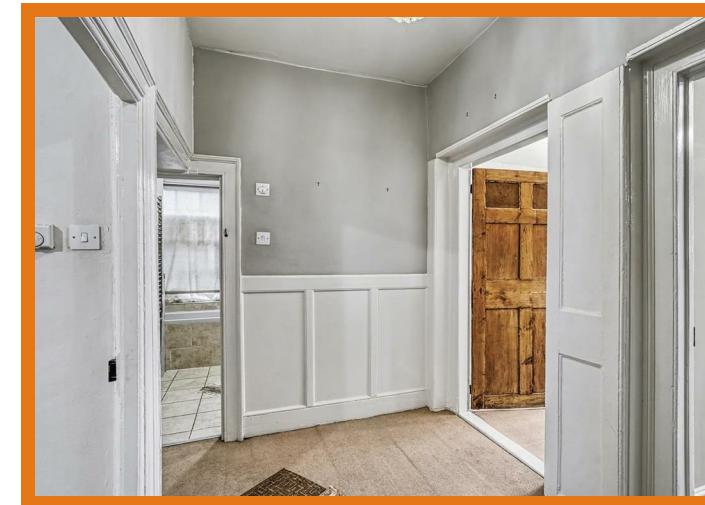
Outside

A particularly appealing feature of this home is the private garden, situated away from the Market Place and offering a peaceful outdoor area that is not commonly found with central town flats. It provides space for seating, potted plants and seasonal enjoyment, ideal for a quiet morning coffee or an evening in the sun. The position of the flat itself allows immediate access to all of Sturminster Newton's amenities, with shops, cafés and bus connections moments away. Despite its convenience, the property retains a sense of privacy and independence thanks to its own entrance.

Useful Information

Heating: Gas central heating
Windows: Wooden
Drainage: Mains
Water: Mains

EPC Rating: C
Council Tax Band: B
Tenure: Leasehold - 999 years from new (approx. 977 years remaining)
No Onward Chain
Each flat pays 22% of the building insurance each year and for any work carried out on the building, as and when required.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.